

COLLEN BAWN

AGRO-LIFESTYLE ESTATE

COMPREHENSIVE BUYER PAMPHLET

20 HOME DESIGNS | FLEXIBLE ENTRY | MORTGAGE PLANNING | ESTATE LIFESTYLE

COLLEN BAWN
AGRO-LIFESTYLE ESTATE

1 ACACIA COMPACT
3 BEDROOM HOME
300m², 500m² & 800m² STANDS



COLLEN BAWN
AGRO-LIFESTYLE ESTATE

SECURE ESTATE
24hr Security

GREEN SPACES
Parks & Lakes

LIFESTYLE
Golf, Equestrian
& More

CONV
Mall,
Hospit

JACARANDA EXECUTIVE
4 BEDROOM HOME

23
15



COLLEN BAWN
AGRO-LIFESTYLE ESTATE

A ONE-ACRE COLLECTION OF 10 SIGNATURE HOMES
SPACE. NATURE. LIFESTYLE.



NYALA MANOR
5 BEDROOM HOME

1 ACRE
LIFESTYLE STAND
(4,047 m²)

5 BEDROOMS
4.5 BATHROOMS
2 GARAGES

HOUSE SIZE: 320 m²

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AGRO-LIFESTYLE ESTATE

A ONE-ACRE COLLECTION OF 10 SIGNATURE HOMES
SPACE. NATURE. LIFESTYLE.

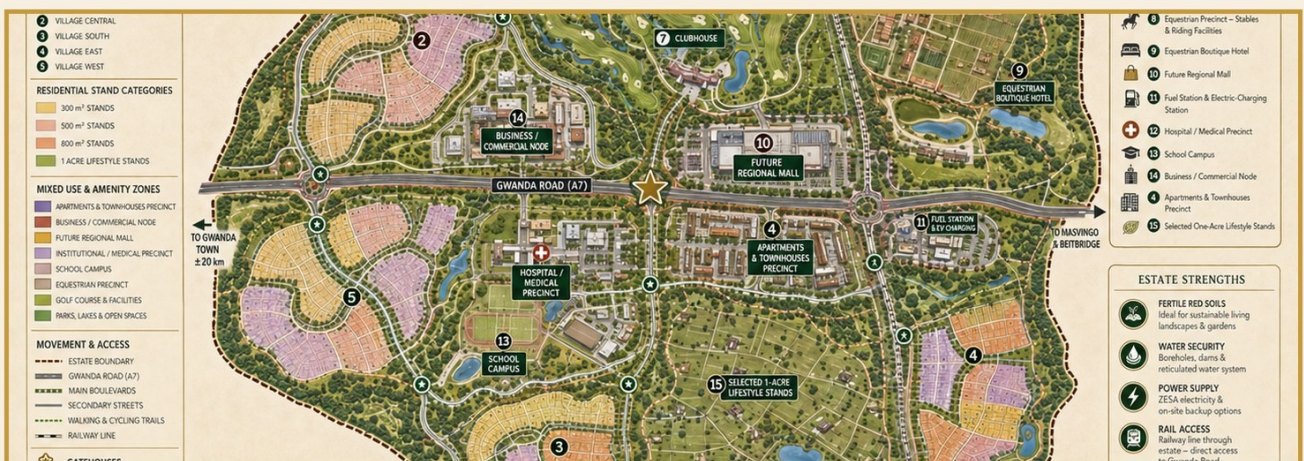


ELEPHANT GRAND
6 BEDROOM HOME

1 ACRE
LIFESTYLE STAND
(4,047 m²)

6 BEDROOMS
5.5 BATHROOMS
3 GARAGES

HOUSE SIZE: 460 m²



WELCOME TO THE COLLEN BAWN BUYER GUIDE

A buyer-facing pathway from pre-sale registration to home selection, staged entry payments, long-term ownership and estate life.

Collen Bawn is planned as a 605-hectare secure agro-lifestyle estate combining five residential villages, 300 m², 500 m² and 800 m² stands, selected one-acre lifestyle stands, apartments and townhouses, an 18-hole golf course and academy, clubhouse, equestrian precinct and boutique hotel, future regional mall, school, hospital/medical precinct, business node, fuel and electric-charging station, parks, lakes and open spaces.

DOCUMENT STATUS

This pamphlet is a conceptual buyer-information and transaction-planning document. It is not a binding offer, mortgage approval, valuation, construction contract, guarantee of approvals or guarantee of completion date. Final rights arise only under signed sale, construction, finance, estate-rule, conveyancing and handover documents.

WHAT THIS EDITION CONTAINS

- The Collen Bawn master plan and lifestyle proposition.
- Twenty home concepts: ten homes for 300-800 m² stands and ten signature homes for one-acre stands.
- A 20% staged entry contribution at 7% nominal annual interest, compounded monthly, over 12, 24 or 36 months.
- Illustrative mortgage/take-out finance for the remaining 80% over 10, 15, 20, 25 or 30 years.
- Move-in complementaries, four house colours, estate competition colours, sports programmes and uniforms.
- Buyer documentation, affordability, risks, disclosures and next steps.

IMPORTANT CURRENT-STAGE RULE

Before the required development and subdivision approvals are secured, the only immediate amount contemplated is the separate US\$750 administration and buyer-onboarding fee. It opens the buyer file, supports KYC, records stand and home preferences and creates administrative priority. It does not transfer land, allocate ownership or constitute the 20% entry contribution. Property instalments commence only after the relevant approvals, price schedule and lawful sale documents are in place.

THE 605-HECTARE COLLEN BAWN VISION



Concept master plan - illustrative only. Final boundaries, stand yields, roads, services, facility locations and development phases remain subject to survey, planning, engineering, environmental, market and authority approvals.

MASTER-PLAN ANCHORS

Secure residential living	Five residential villages, multiple gatehouses, CCTV, controlled access and estate management.
Golf and leisure	18-hole golf course, golf academy, clubhouse, parks, lakes, trails and family recreation.
Equestrian lifestyle	Stables, riding facilities, equestrian boutique hotel and selected one-acre lifestyle stands.
Convenience and opportunity	Future regional mall, school, hospital, business node, apartments/townhouses, fuel and EV charging.

THREE BUYER PATHWAYS

1. Cash purchase Pay according to the signed cash timetable. No entry-stage or mortgage interest applies to amounts paid by the contractual due dates.	2. Staged entry + mortgage Finance 20% over 12, 24 or 36 months at 7% p.a.; settle or refinance the 80% balance through an approved mortgage/take-out facility.	3. Shell-to-completion route Acquire an approved weather-tight shell and complete finishes under estate design controls, QS budgets and an agreed construction programme.
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THE PAYMENT SEQUENCE

Registration	Pay US\$750 buyer-administration/onboarding fee; complete KYC and record home/stand preference.
Approval and contract	After required approvals, receive the confirmed price schedule, disclosures and lawful agreement.
20% entry stage	Choose 12, 24 or 36 months at 7% nominal p.a., compounded monthly.
80% balance	Settle in cash or obtain approved lender/developer-partner mortgage or take-out finance.
Construction and handover	Construction milestones, inspections, completion certificate, handover, estate onboarding and house allocation.

PRICE INTEGRITY

The package values reproduced in this pamphlet are the amounts printed on the supplied concept sheets. Several concept sheets contain internal stand-size or component-price inconsistencies; therefore, the total package figure is used for the financing illustrations. Before contracting, every price must be reconciled through a final approved price schedule, quantity-surveyor validation and legal documentation.

THE 20-HOME COLLECTION

#	Home	Type	Stand	Package
1	Acacia Compact	3 bedroom	300 m²	US\$71,500
2	Marula Family	3 bedroom	300 m²	US\$96,000
3	Msasa Living	3 bedroom	500 m²	US\$129,000
4	Baobab Comfort	4 bedroom	500 m²	US\$131,500
5	Mopani Modern	4 bedroom	800 m²	US\$160,000
6	Jacaranda Executive	4 bedroom	800 m²	US\$133,000
7	Leadwood Family	5 bedroom	800 m²	US\$219,500
8	Muhulu Grand	5 bedroom	800 m²	US\$199,000
9	Savannah Estate	5 bedroom	800 m²	US\$206,500
10	Sable Executive	5 bedroom	800 m²	US\$249,000

Collection A: efficient homes for 300 m², 500 m² and 800 m² stands.

#	Home	Type	Stand	Package
11	Nyala Manor	5 bedroom	1 acre	US\$285,000
12	Kudu Court	4 bedroom	1 acre	US\$265,000
13	Impala Ridge	4 bedroom	1 acre	US\$275,000
14	Sable Manor	5 bedroom	1 acre	US\$345,000
15	Buffalo Grove	5 bedroom	1 acre	US\$305,000
16	Eland House	6 bedroom	1 acre	US\$385,000
17	Blesbok Villa	4 bedroom	1 acre	US\$280,000
18	Rhino Crest	5 bedroom	1 acre	US\$365,000
19	Elephant Grand	6 bedroom	1 acre	US\$410,000
20	Liongate Estate	5 bedroom	1 acre	US\$370,000

Collection B: signature homes for one-acre lifestyle stands, including selected pools, courts, guest facilities, equestrian spaces and landscaped grounds.

YOUR 20% STAGED ENTRY CONTRIBUTION

The entry contribution equals 20% of the selected package price. It is amortised in equal monthly instalments at 7% nominal annual interest, compounded monthly. The structure is a repayment plan, not a savings accumulation plan. Earlier settlement reduces interest, subject to the final contract.

Entry term	Monthly per US\$100,000 package	Total paid on 20% entry	Entry-stage interest
12 months	US\$1,731	US\$20,766	US\$766
24 months	US\$895	US\$21,491	US\$1,491
36 months	US\$618	US\$22,232	US\$2,232

Formula: monthly payment = $P \times i(1+i)^n \div [(1+i)^n - 1]$, where P is the 20% entry principal, i = 7% ÷ 12 and n is 12, 24 or 36 months.

ENTRY SCHEDULES - HOMES 1 TO 10

Home	Package	20% principal	12m / month	24m / month	36m / month	80% balance
Acacia Compact	US\$71,500	US\$14,300	US\$1,237	US\$640	US\$442	US\$57,200
Marula Family	US\$96,000	US\$19,200	US\$1,661	US\$860	US\$593	US\$76,800
Msasa Living	US\$129,000	US\$25,800	US\$2,232	US\$1,155	US\$797	US\$103,200
Baobab Comfort	US\$131,500	US\$26,300	US\$2,276	US\$1,178	US\$812	US\$105,200
Mopani Modern	US\$160,000	US\$32,000	US\$2,769	US\$1,433	US\$988	US\$128,000
Jacaranda Executive	US\$133,000	US\$26,600	US\$2,302	US\$1,191	US\$821	US\$106,400
Leadwood Family	US\$219,500	US\$43,900	US\$3,799	US\$1,966	US\$1,356	US\$175,600
Muhulu Grand	US\$199,000	US\$39,800	US\$3,444	US\$1,782	US\$1,229	US\$159,200
Savannah Estate	US\$206,500	US\$41,300	US\$3,574	US\$1,849	US\$1,275	US\$165,200
Sable Executive	US\$249,000	US\$49,800	US\$4,309	US\$2,230	US\$1,538	US\$199,200

ENTRY SCHEDULES - ONE-ACRE HOMES 11 TO 20

Home	Package	20% principal	12m / month	24m / month	36m / month	80% balance
Nyala Manor	US\$285,000	US\$57,000	US\$4,932	US\$2,552	US\$1,760	US\$228,000
Kudu Court	US\$265,000	US\$53,000	US\$4,586	US\$2,373	US\$1,636	US\$212,000
Impala Ridge	US\$275,000	US\$55,000	US\$4,759	US\$2,462	US\$1,698	US\$220,000
Sable Manor	US\$345,000	US\$69,000	US\$5,970	US\$3,089	US\$2,131	US\$276,000
Buffalo Grove	US\$305,000	US\$61,000	US\$5,278	US\$2,731	US\$1,884	US\$244,000
Eland House	US\$385,000	US\$77,000	US\$6,663	US\$3,447	US\$2,378	US\$308,000
Blesbok Villa	US\$280,000	US\$56,000	US\$4,845	US\$2,507	US\$1,729	US\$224,000
Rhino Crest	US\$365,000	US\$73,000	US\$6,316	US\$3,268	US\$2,254	US\$292,000
Elephant Grand	US\$410,000	US\$82,000	US\$7,095	US\$3,671	US\$2,532	US\$328,000
Liongate Estate	US\$370,000	US\$74,000	US\$6,403	US\$3,313	US\$2,285	US\$296,000

ENTRY-STAGE OPERATING RULES

- The first contractual instalment date is set by the signed agreement.
- Late charges, cure periods, default remedies, cancellation rights and refund treatment must be stated in the agreement.
- A buyer may request earlier settlement; any rebate or prepayment fee must be contractually disclosed.
- The entry stage does not itself constitute mortgage approval for the 80% balance.
- Price-lock protection applies only to the extent expressly stated in the signed price schedule and contract.

PLANNING THE REMAINING 80%

After the entry stage, the remaining 80% may be paid in cash or refinanced through an approved mortgage or take-out facility. The schedules below illustrate level monthly payments at 12% and 15% nominal annual interest, compounded monthly, over 10, 15, 20, 25 and 30 years. They exclude lender fees, insurance, valuation, bond registration, legal costs, taxes, estate contributions and other charges.

MONTHLY PAYMENT FACTORS PER US\$100,000 FINANCED

Term	12% monthly	12% total interest	15% monthly	15% total interest
10 years	US\$1,435	US\$72,165	US\$1,613	US\$93,602
15 years	US\$1,200	US\$116,030	US\$1,400	US\$151,926
20 years	US\$1,101	US\$164,261	US\$1,317	US\$216,029
25 years	US\$1,053	US\$215,967	US\$1,281	US\$284,249
30 years	US\$1,029	US\$270,301	US\$1,264	US\$355,200

CURRENT-MARKET CONTEXT

The 10-30 year tables are estate-planning illustrations for a future bank, pension-fund, insurer, diaspora or developer-partner facility. They are not presented as a currently available Zimbabwe bank product. Current published examples are materially shorter and more expensive: CBZ advertises private mortgage finance at 17%-18% p.a. over a maximum of 60 months, while NBS lists residential mortgage rates from 19% p.a. over 2-5 years. Stanbic states that rates are provided on application and requires title, mortgage security and insurance. Final Collen Bawn finance must therefore be separately negotiated and underwritten.

Official finance references: CBZ Holdings - Private Mortgage Finance; National Building Society - residential mortgage pricing; Stanbic Bank Zimbabwe - Buying a Home. Accessed 4 August 2026.

MORTGAGE SCHEDULE AT 12% P.A. - HOMES 1 TO 10

Home	80% balance	10y	15y	20y	25y	30y
Acacia Compact	US\$57,200	US\$821	US\$686	US\$630	US\$602	US\$588
Marula Family	US\$76,800	US\$1,102	US\$922	US\$846	US\$809	US\$790
Msasa Living	US\$103,200	US\$1,481	US\$1,239	US\$1,136	US\$1,087	US\$1,062
Baobab Comfort	US\$105,200	US\$1,509	US\$1,263	US\$1,158	US\$1,108	US\$1,082
Mopani Modern	US\$128,000	US\$1,836	US\$1,536	US\$1,409	US\$1,348	US\$1,317
Jacaranda Executive	US\$106,400	US\$1,527	US\$1,277	US\$1,172	US\$1,121	US\$1,094
Leadwood Family	US\$175,600	US\$2,519	US\$2,107	US\$1,934	US\$1,849	US\$1,806
Muhulu Grand	US\$159,200	US\$2,284	US\$1,911	US\$1,753	US\$1,677	US\$1,638
Savannah Estate	US\$165,200	US\$2,370	US\$1,983	US\$1,819	US\$1,740	US\$1,699
Sable Executive	US\$199,200	US\$2,858	US\$2,391	US\$2,193	US\$2,098	US\$2,049

Illustrative monthly payments at 12% nominal annual interest, compounded monthly. Lender approval, final rate, fees, insurance and affordability apply.

MORTGAGE SCHEDULE AT 12% P.A. - HOMES 11 TO 20

Home	80% balance	10y	15y	20y	25y	30y
Nyala Manor	US\$228,000	US\$3,271	US\$2,736	US\$2,510	US\$2,401	US\$2,345
Kudu Court	US\$212,000	US\$3,042	US\$2,544	US\$2,334	US\$2,233	US\$2,181
Impala Ridge	US\$220,000	US\$3,156	US\$2,640	US\$2,422	US\$2,317	US\$2,263
Sable Manor	US\$276,000	US\$3,960	US\$3,312	US\$3,039	US\$2,907	US\$2,839
Buffalo Grove	US\$244,000	US\$3,501	US\$2,928	US\$2,687	US\$2,570	US\$2,510
Eland House	US\$308,000	US\$4,419	US\$3,697	US\$3,391	US\$3,244	US\$3,168
Blesbok Villa	US\$224,000	US\$3,214	US\$2,688	US\$2,466	US\$2,359	US\$2,304
Rhino Crest	US\$292,000	US\$4,189	US\$3,504	US\$3,215	US\$3,075	US\$3,004
Elephant Grand	US\$328,000	US\$4,706	US\$3,937	US\$3,612	US\$3,455	US\$3,374
Liongate Estate	US\$296,000	US\$4,247	US\$3,552	US\$3,259	US\$3,118	US\$3,045

Illustrative monthly payments at 12% nominal annual interest, compounded monthly. Lender approval, final rate, fees, insurance and affordability apply.

MORTGAGE SCHEDULE AT 15% P.A. - HOMES 1 TO 10

Home	80% balance	10y	15y	20y	25y	30y
Acacia Compact	US\$57,200	US\$923	US\$801	US\$753	US\$733	US\$723
Marula Family	US\$76,800	US\$1,239	US\$1,075	US\$1,011	US\$984	US\$971
Msasa Living	US\$103,200	US\$1,665	US\$1,444	US\$1,359	US\$1,322	US\$1,305
Baobab Comfort	US\$105,200	US\$1,697	US\$1,472	US\$1,385	US\$1,347	US\$1,330
Mopani Modern	US\$128,000	US\$2,065	US\$1,791	US\$1,685	US\$1,639	US\$1,618
Jacaranda Executive	US\$106,400	US\$1,717	US\$1,489	US\$1,401	US\$1,363	US\$1,345
Leadwood Family	US\$175,600	US\$2,833	US\$2,458	US\$2,312	US\$2,249	US\$2,220
Muhulu Grand	US\$159,200	US\$2,568	US\$2,228	US\$2,096	US\$2,039	US\$2,013
Savannah Estate	US\$165,200	US\$2,665	US\$2,312	US\$2,175	US\$2,116	US\$2,089
Sable Executive	US\$199,200	US\$3,214	US\$2,788	US\$2,623	US\$2,551	US\$2,519

Illustrative monthly payments at 15% nominal annual interest, compounded monthly. Lender approval, final rate, fees, insurance and affordability apply.

MORTGAGE SCHEDULE AT 15% P.A. - HOMES 11 TO 20

Home	80% balance	10y	15y	20y	25y	30y
Nyala Manor	US\$228,000	US\$3,678	US\$3,191	US\$3,002	US\$2,920	US\$2,883
Kudu Court	US\$212,000	US\$3,420	US\$2,967	US\$2,792	US\$2,715	US\$2,681
Impala Ridge	US\$220,000	US\$3,549	US\$3,079	US\$2,897	US\$2,818	US\$2,782
Sable Manor	US\$276,000	US\$4,453	US\$3,863	US\$3,634	US\$3,535	US\$3,490
Buffalo Grove	US\$244,000	US\$3,937	US\$3,415	US\$3,213	US\$3,125	US\$3,085
Eland House	US\$308,000	US\$4,969	US\$4,311	US\$4,056	US\$3,945	US\$3,894
Blesbok Villa	US\$224,000	US\$3,614	US\$3,135	US\$2,950	US\$2,869	US\$2,832
Rhino Crest	US\$292,000	US\$4,711	US\$4,087	US\$3,845	US\$3,740	US\$3,692
Elephant Grand	US\$328,000	US\$5,292	US\$4,591	US\$4,319	US\$4,201	US\$4,147
Liongate Estate	US\$296,000	US\$4,776	US\$4,143	US\$3,898	US\$3,791	US\$3,743

Illustrative monthly payments at 15% nominal annual interest, compounded monthly. Lender approval, final rate, fees, insurance and affordability apply.

AFFORDABILITY AND REPAYMENT PLANNING

- Budget for the entry instalment and future mortgage before signing.
- Keep total housing costs - mortgage, insurance, estate contribution, utilities and maintenance - within a prudent share of verified household income.
- Use a longer term to reduce the monthly payment only after considering the significantly higher lifetime interest.
- Maintain an emergency reserve and avoid relying on uncertain bonuses or speculative income.
- Compare cash settlement, early principal reductions and shorter mortgage terms.
- Do not assume a future refinance will be available; treat it as conditional until formally approved.

INDICATIVE LENDER AND BUYER REQUIREMENTS

Identity and KYC	Certified identification, address, tax/residency status and AML/source-of-funds verification.
Income and affordability	Payslips/employment letters, audited accounts or business-income evidence, bank statements and debt commitments.
Property and construction	Signed agreement, approved plan, title/security position, valuation, QS cost plan and construction milestones.
Insurance	Mortgage protection, property insurance, construction insurance and any lender-required cover.
Fees and transaction costs	Application, valuation, establishment, legal, transfer, bond registration, taxes, insurance and administration costs.
Credit decision	Approval remains at the lender's discretion and may require additional security, guarantees or a lower loan-to-value ratio.

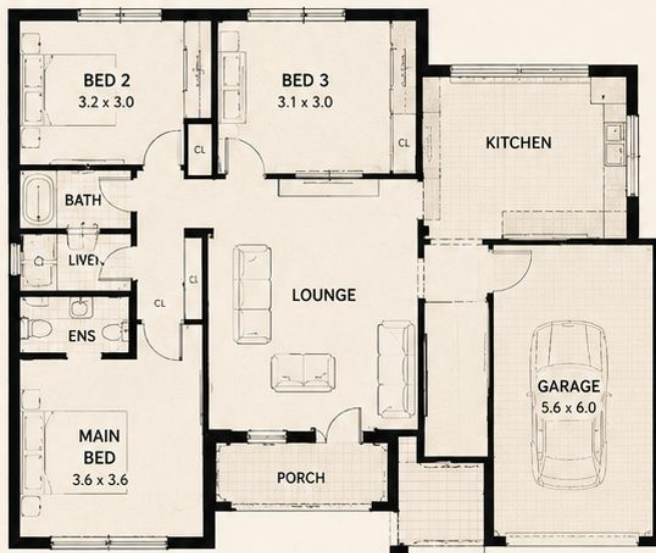
THE COLLEN BAWN 20-HOME DESIGN CATALOGUE

The following concept sheets are reproduced as supplied. They combine indicative elevations, floor plans, site-fit diagrams and package prices. They are marketing and planning concepts only. Final drawings must be developed, coordinated and signed by registered Zimbabwean architectural, structural, civil, electrical and mechanical professionals after survey, soil, geotechnical, service and authority requirements are confirmed.

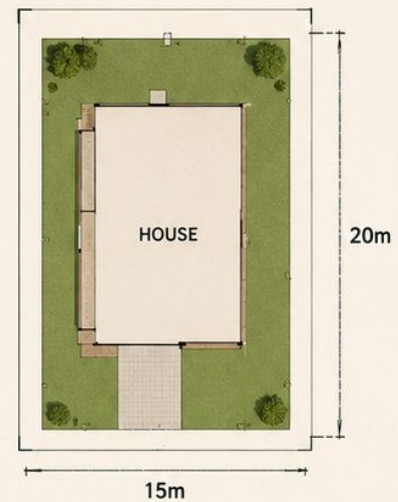
Collection A contains homes for 300-800 m² stands. Collection B contains signature one-acre homes, some with pools, tennis/padel/basketball courts, guest accommodation, orchards, equestrian facilities, paddocks, dressage rings and outdoor entertainment areas.



FLOOR PLAN



SITE FIT (300m²)



3 | 2 | 2

House Size: 96m² | Storeys: 1

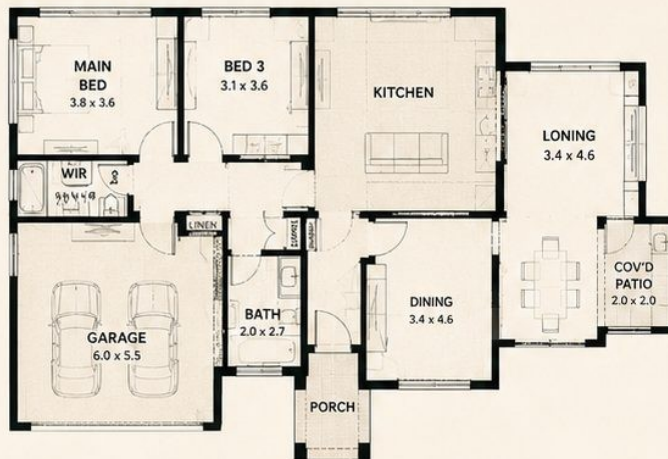
STAND SIZE	300m ²	500m ²	800m ²
Home Price	US\$59,500	US\$62,500	US\$66,500
Shell Price	US\$39,500	US\$41,500	US\$44,500
HOME & LAND PACKAGE	US\$71,500	US\$82,500	US\$96,500

PRICES ARE INDICATIVE AND SUBJECT TO CHANGE WITHOUT NOTICE.

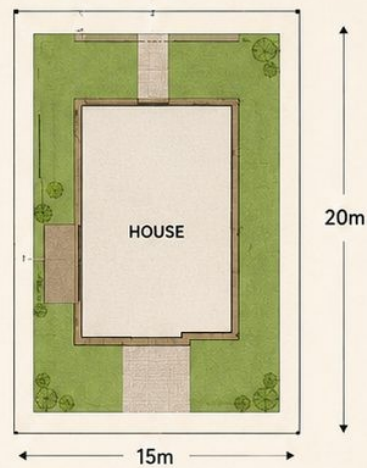
300m² STAND
1 Storey

130m²
FLOOR AREA

FLOOR PLAN



SITE FIT (300m²)



3 2 2

KEY FEATURES

- Open plan living
- Main bedroom ensuite
- Built-in cupboards
- Covered porch
- Spacious open plan
- Kitchen with scullery
- Main ensuite
- Covered patio

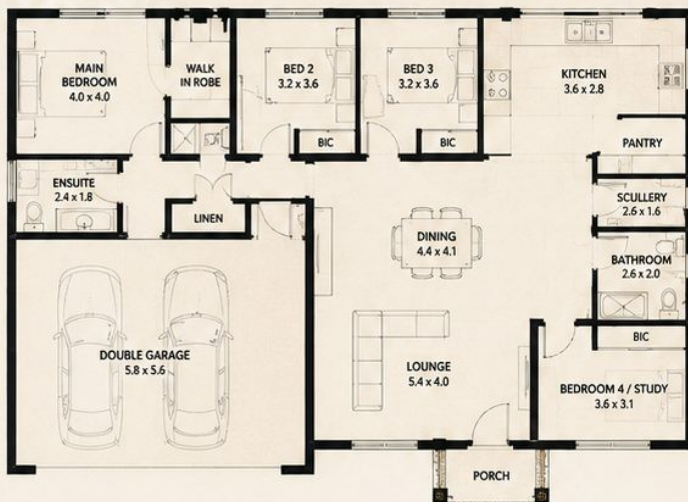
	300m ²	500m ²	800m ²
Home Price	US\$74,500	US\$78,500	US\$83,500
Shell Price	US\$49,500	US\$52,500	US\$55,500
HOME & LAND PACKAGE	US\$96,000	US\$109,000	US\$119,500

Prices are indicative and subject to change without notice.

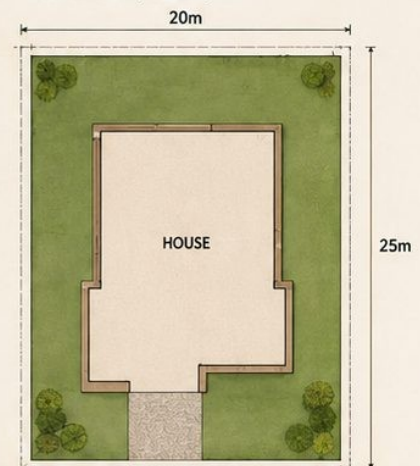
Final costs will be confirmed at time of signing and may vary with finish level, site conditions and authority requirements.



FLOOR PLAN



SITE FIT (500m²)



3	2.5	2	1
BEDROOMS	BATHROOMS	GARAGES	STOREY

KEY FEATURES

- Large lounge & dining
- Kitchen with island
- Guest toilet
- Covered patio

STAND SIZE	500m ²
COMPLETE HOME PRICE	US\$99,000
SHELL PRICE	US\$64,000
BASE STAND PRICE (500m ²)	US\$30,000

TOTAL HOME & LAND PACKAGE: US\$129,000



SECURE ESTATE
24hr Security



GREEN SPACES
Parks & Lakes



EQUESTRIAN
Golf, Equestrian
& More



CONVENIENCE
Mall, School,
Hospital & More

IMPORTANT NOTES: All prices are indicative planning figures (USD) at 2025/2026 levels.

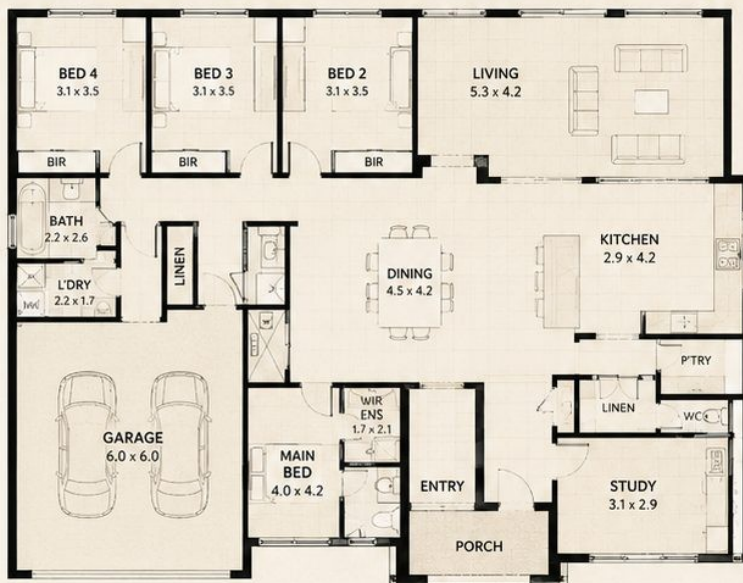
Designs are conceptual and must be finalised, detailed and signed by registered Zimbabwean professionals after survey, geotechnical investigations and authority requirements are confirmed.



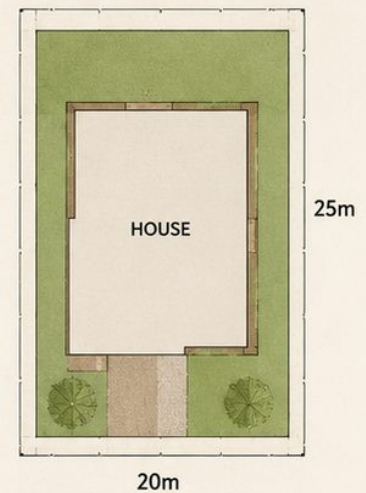
COLLEN BAWN
AGRO-LIFESTYLE ESTATE

4. BAOBAB COMFORT 4 BEDROOM HOME

-  Secure Estate
24hr Security
-  Green Spaces
Parks & Lakes
-  Lifestyle
Golf, Equestrian
& More



SITE FIT (500m²)



 4
Bedrooms

 2.5
Bathrooms

 2
Garages

 190m²
House Size

 1
Storey

 500m²
Stand Size

STAND SIZE	HOME PRICE	SHELL PRICE	TOTAL HOME & LAND PACKAGE
300m ²	US\$101,500	US\$65,500	US\$121,500
500m ²	US\$110,500	US\$71,000	US\$131,500
800m ²	US\$119,500	US\$76,500	US\$145,000

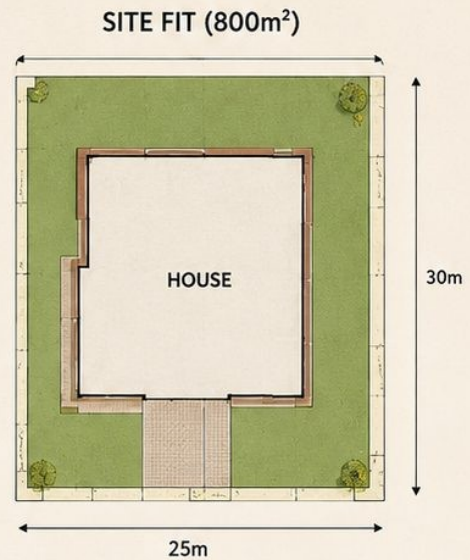


LIFE. NATURE. COMMUNITY. OPPORTUNITY.



5. MOPANI MODERN 4 BEDROOM HOME

-  **Secure Estate** 24hr Security
-  **Green Spaces** Parks & Lakes
-  **Lifestyle** Golf, Equestrian & More
-  **Convenience** Mall, School, Hospital & More



 **4** BEDROOMS

 **2.5** BATHROOMS

 **2** GARAGES

HOUSE SIZE: 190m²

STOREYS: 1

HOME PRICE
US\$116,500

SHELL PRICE
US\$76,500

300m² STAND
US\$122,500

500m² STAND
US\$130,500

800m² STAND
US\$136,500

TOTAL HOME & LAND PACKAGE: US\$160,000

PRICES ARE INDICATIVE AND SUBJECT TO CHANGE WITHOUT NOTICE.

Final costs will be confirmed at time of signing and may vary with finish level, site conditions and authority requirements.

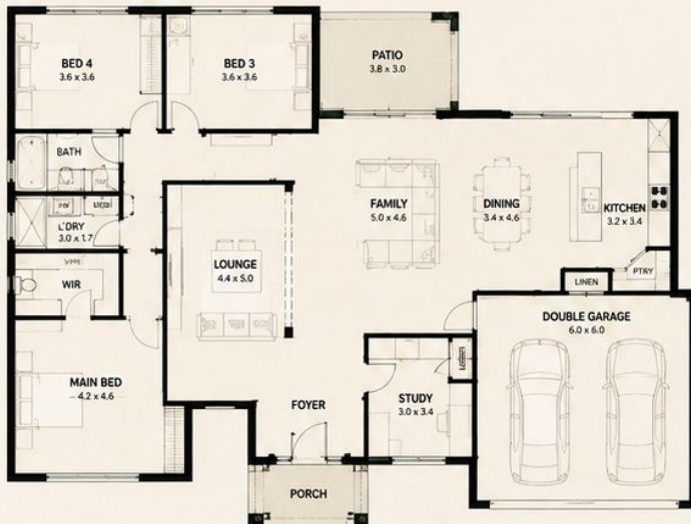
6

JACARANDA EXECUTIVE 4 BEDROOM HOME

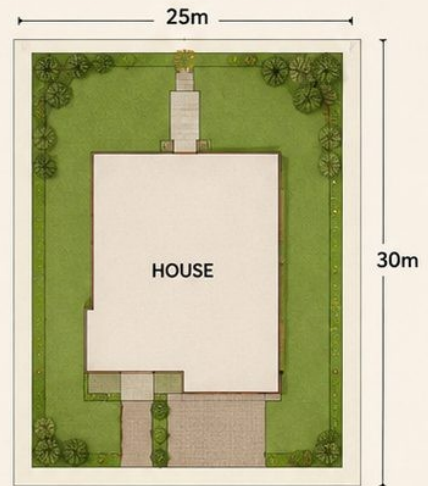
230m²
1 Storey



FLOOR PLAN



SITE FIT (800m²)



4



3



2

House Size: 180m²

Storeys: 1

COMPLETE HOME PRICE

US\$113,000

SHELL

US\$74,000

BASE STAND (800m²)

US\$20,000

TOTAL HOME & LAND PACKAGE

US\$133,000

All prices are indicative planning figures (USD) at 2025/2026 levels. Prices include the standard finish home and the proposed base serviced stand. Prices exclude legal and transfer costs, extra amenities, finance costs, estate levies and extraordinary connection or ground-condition costs.

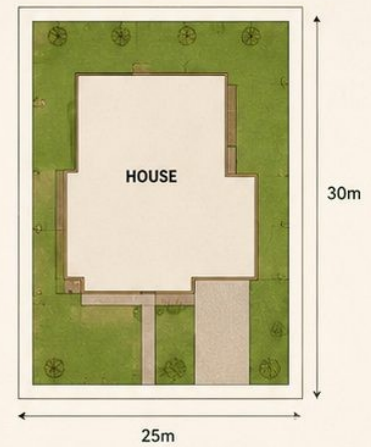
 Life. Nature. Community. Opportunity.



FLOOR PLAN



SITE FIT (800m²)



5
Bedrooms

3
Bathrooms

2
Powder Rooms

2
Garages

House Size:
240m²

Storeys:
1

	300m ² STAND	500m ² STAND	800m ² STAND
Home Price	US\$134,500	US\$140,500	US\$149,500
Shell Price	US\$64,500	US\$70,500	US\$79,000
HOME & LAND PACKAGE	US\$199,000	US\$210,500	US\$219,500

KEY FEATURES

- 2 Living areas
- Kitchen + pantry
- Guest suite
- Covered patio

WHAT'S INCLUDED IN BASE HOME PRICE

- ✓ Standard finishes as per specification
- ✓ Complete home (move-in ready)
- ✓ Water & electricity connections (up to boundary)
- ✓ Plot clearance & basic landscaping
- ✓ VAT included

OPTIONAL EXTRAS (AT ADDITIONAL COST)

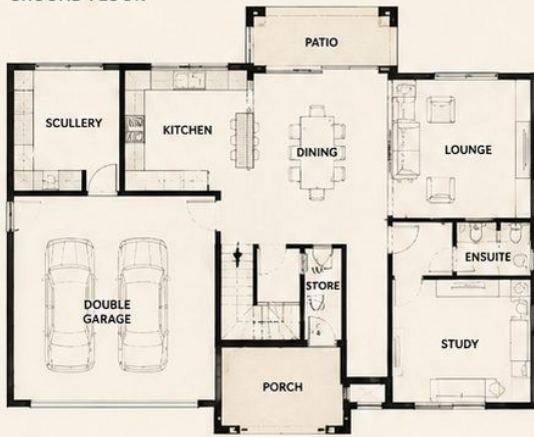
- ☐ Solar geyser & backup system
- ☐ Swimming pool
- ☐ Staff accommodation
- ☐ Landscaping upgrade
- ☐ Inverter & battery system



IMPORTANT NOTE: All prices are indicative planning figures (USD) at 2025/2026 levels. Prices exclude legal and transfer costs, certain premiums, finance costs, estate levies and extraordinary connection or ground-condition costs.



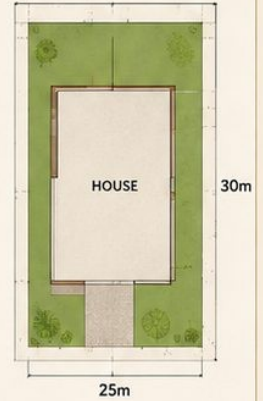
GROUND FLOOR



FIRST FLOOR



SITE FIT (800m²)



5
Bedrooms

3.5
Bathrooms

2
Living Areas

2
Garages

STAND SIZE	HOME SIZE	HOME PRICE	SHELL PRICE	BASE STAND (800m ²)	TOTAL HOME & LAND PACKAGE
800m ²	260m ²	US\$169,000	US\$109,000	US\$30,000	US\$199,000



Secure Estate
24hr Security



Green Spaces
Parks & Lakes



Lifestyle
Golf, Equestrian
& More



Convenience
Mall, School,
Hospital & More

WHAT'S INCLUDED IN BASE HOME PRICE

- ✓ Standard finishes as per specification
- ✓ Complete home (move-in ready)
- ✓ Water & electricity connections
- ✓ Plot clearance & basic landscaping
- ✓ VAT included

DISCLAIMER: Plans, images and prices are conceptual and subject to change without notice.
Final sizes, specifications, prices and availability to be confirmed.

LEGEND: Bedrooms Bathrooms Garages

9

SAVANNAH ESTATE

5 BEDROOM HOME

280m²
2 Storey



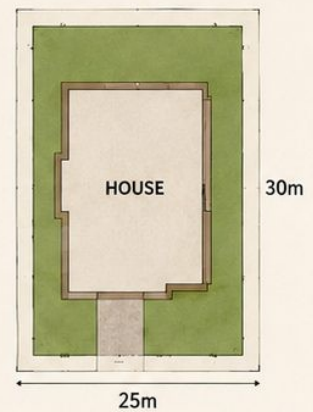
GROUND FLOOR



FIRST FLOOR



SITE FIT (800m²)



5
Bedrooms

3.5
Bathrooms

2
Garages

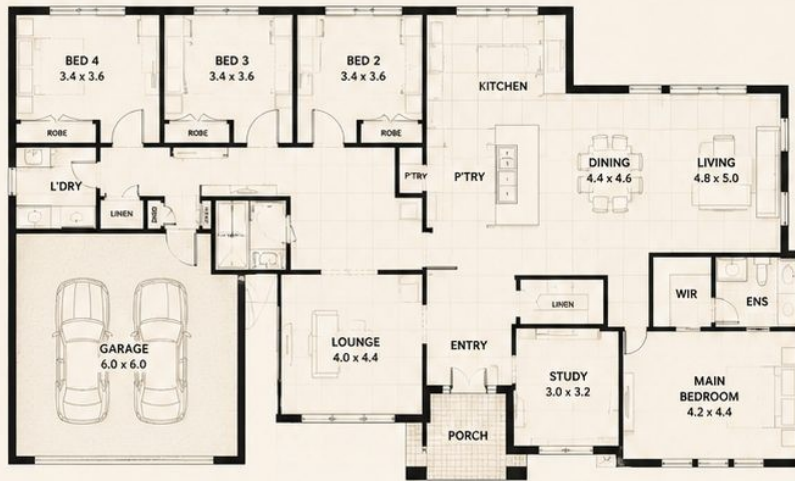
2
Storeys

HOME PRICE	300m ²	500m ²	800m ²
	US\$168,500	US\$166,500	US\$176,500
SHELL PRICE	300m ²	500m ²	800m ²
	US\$105,000	US\$110,500	US\$117,500
HOME & LAND PACKAGE	300m ²	500m ²	800m ²
	US\$188,500	US\$196,500	US\$206,500

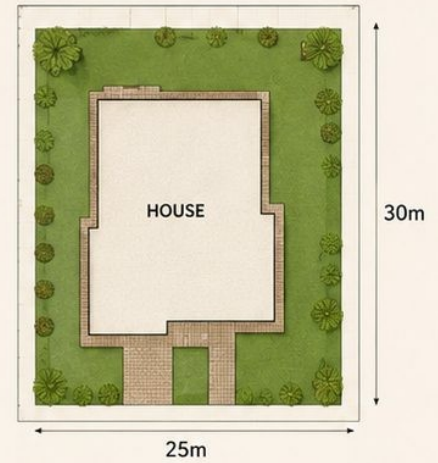
Plans, images, areas and prices are conceptual and subject to change without notice.
Final sizes, specifications, prices and availability to be confirmed.



FLOOR PLAN



SITE FIT (800m²)



 **5**
Bedrooms

 **4.5**
Bathrooms

 **3**
Living Areas

 **3**
Garages

House Size: 260m² Storeys: 1

COMPLETE HOME PRICE
US\$184,000

SHELL
US\$118,000

BASE STAND (800m²)
US\$30,000

TOTAL HOME & LAND PACKAGE: US\$249,000



IMPORTANT NOTE: All prices are indicative only (USD) at 2025/2026 levels. Prices include standard home and the proposed base serviced stand. Prices exclude legal and transfer costs, ancillary construction, finance costs, estate levies and extraordinary connection or ground-condition costs.

LEGEND:

 Bedrooms
 Garages

 Bathrooms



1. NYALA MANOR

5 BEDROOM HOME

1 ACRE
LIFESTYLE STAND
(4,047 m²)



5 BEDROOMS



4.5 BATHROOMS



2 GARAGES



1 STOREY

HOUSE SIZE: 320 m²

CONCEPTUAL FLOOR PLAN



KEY FEATURES

- | | |
|---|--|
| 🏡 Grand foyer entry | 🏡 Main suite with walk-in robe and luxurious ensuite |
| 🏡 Spacious open-plan lounge and dining | 🏡 Four additional bedrooms with built-in cupboards |
| 🏡 Modern kitchen with island & scullery | 🏡 PJ lounge / family room |
| 🏡 Private study / home office | 🏡 Tennis court & pool lifestyle setting |
| 🏡 Covered patio with built-in braai | |

SITE-FIT PLAN – 1 ACRE (4,047 m²)



PRICING SUMMARY

COMPLETE HOME PRICE	US\$235,000
SHELL PRICE	US\$152,000
BASE STAND (1 ACRE)	US\$50,000
TOTAL HOME & LAND PACKAGE	US\$285,000

MORE THAN A HOME – A LIFESTYLE ESTATE



SECURE ESTATE
24HR SECURITY



GREEN SPACES
PARKS & LAKES



GOLF & LEISURE
WORLD-CLASS AMENITIES



EQUESTRIAN LIFESTYLE
TRAILS & FACILITIES



CONVENIENCE
MALLS, SCHOOLS, HOSPITALS & MORE



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2. KUDU COURT

4 BEDROOM HOME



1 ACRE

LIFESTYLE STAND

(4,047 m²)



4 BEDROOMS



3.5 BATHROOMS



2 GARAGES



1 STOREY

HOUSE SIZE: 290 m²

CONCEPTUAL FLOOR PLAN



KEY FEATURES

- Spacious open-plan living and dining
- Modern kitchen with scullery
- Private study nook
- Main suite with walk-in robe
- Pool terrace for outdoor living
- Half basketball-court lifestyle

SITE-FIT PLAN – 1 ACRE (4,047 m²)



PRICING SUMMARY

COMPLETE HOME PRICE	US\$215,000
SHELL PRICE	US\$138,000
BASE STAND (1 ACRE)	US\$50,000
TOTAL HOME & LAND PACKAGE	US\$265,000

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3. IMPALA RIDGE

4 BEDROOM HOME



1 ACRE

LIFESTYLE STAND

(4,047 m²)



4 BEDROOMS



3.5 BATHROOMS



2 GARAGES



1 STOREY

HOUSE SIZE: 305 m²

CONCEPTUAL FLOOR PLAN



SITE-FIT PLAN – 1 ACRE (4,047 m²)



KEY FEATURES

- Spacious open-plan dining & lounge
 - Gourmet kitchen with island & walk-in pantry
 - Covered patio for year-round living
- Main suite with walk-in robe & ensuite
 - Private padel-court lifestyle
 - Elegant landscaped garden setting

PRICING SUMMARY

COMPLETE HOME PRICE	US\$225,000
SHELL PRICE	US\$145,000
BASE STAND (1 ACRE)	US\$50,000
TOTAL HOME & LAND PACKAGE	US\$275,000

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4. SABLE MANOR

5 BEDROOM HOME

1 ACRE
LIFESTYLE STAND
(4,047 m²)



5 BEDROOMS

 4.5 BATHROOMS



3 GARAGES



2 STOREYS

HOUSE SIZE: 380 m²

CONCEPTUAL FLOOR PLAN



KEY FEATURES

- Double-volume grand entry
- Family lounge upstairs
- Detached guest cottage
- Spacious entertainer's patio
- Main suite with private balcony
- Tennis-court lifestyle

SITE-FIT PLAN – 1 ACRE (4,047 m²)



PRICING SUMMARY

COMPLETE HOME PRICE	US\$295,000
SHELL PRICE	US\$190,000
BASE STAND (1 ACRE)	US\$50,000
TOTAL HOME & LAND PACKAGE	US\$345,000

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5. BUFFALO GROVE

5 BEDROOM HOME

1 ACRE
LIFESTYLE STAND
(4,047 m²)

5 BEDROOMS

4 BATHROOMS

2 GARAGES

1 STOREY

HOUSE SIZE: 350 m²

CONCEPTUAL FLOOR PLAN



SITE-FIT PLAN – 1 ACRE (4,047 m²)



KEY FEATURES

- Expansive open-plan great room
- Covered veranda for outdoor living
- Gourmet kitchen with scullery
- Orchard garden with gazebo
- Private guest suite with ensuite
- Relaxed family lifestyle on 1 acre

PRICING SUMMARY

COMPLETE HOME PRICE	US\$255,000
SHELL PRICE	US\$165,000
BASE STAND (1 ACRE)	US\$50,000
TOTAL HOME & LAND PACKAGE	US\$305,000

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6. ELAND HOUSE

6 BEDROOM HOME



1 ACRE
LIFESTYLE STAND
(4,047 m²)



6 BEDROOMS



5 BATHROOMS



3 GARAGES



2 STOREYS

HOUSE SIZE: 420 m²

CONCEPTUAL FLOOR PLAN



SITE-FIT PLAN – 1 ACRE (4,047 m²)



KEY FEATURES

- Formal lounge for elegant entertaining
- Upstairs family area for relaxed living
- Private guest wing with ensuite
- Staff cottage for convenience
- Firepit terrace for memorable evenings
- Tennis-court lifestyle on your doorstep

PRICING SUMMARY

COMPLETE HOME PRICE	US\$335,000
SHELL PRICE	US\$218,000
BASE STAND (1 ACRE)	US\$50,000
TOTAL HOME & LAND PACKAGE	US\$385,000



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7. BLESBOK VILLA

4 BEDROOM HOME



1 ACRE
LIFESTYLE STAND
(4,047 m²)



4 BEDROOMS



3.5 BATHROOMS



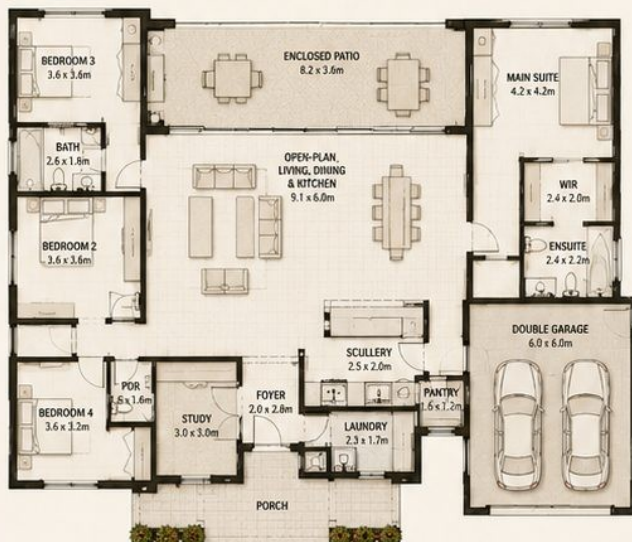
2 GARAGES



1 STOREY

HOUSE SIZE: 310 m²

CONCEPTUAL FLOOR PLAN



KEY FEATURES

- Open-plan family hub with modern kitchen
- Enclosed patio for year-round entertaining
- Dedicated study / home office
- Main suite with walk-in robe and luxurious ensuite
- Pool and braai pavilion for relaxed living
- Multi-use court for sport and recreation

SITE-FIT PLAN – 1 ACRE (4,047 m²)



PRICING SUMMARY

COMPLETE HOME PRICE	US\$230,000
SHELL PRICE	US\$150,000
BASE STAND (1 ACRE)	US\$50,000
TOTAL HOME & LAND PACKAGE	US\$280,000



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8. RHINO CREST

5 BEDROOM HOME



1 ACRE
LIFESTYLE STAND
(4,047 m²)



5 BEDROOMS



4.5 BATHROOMS



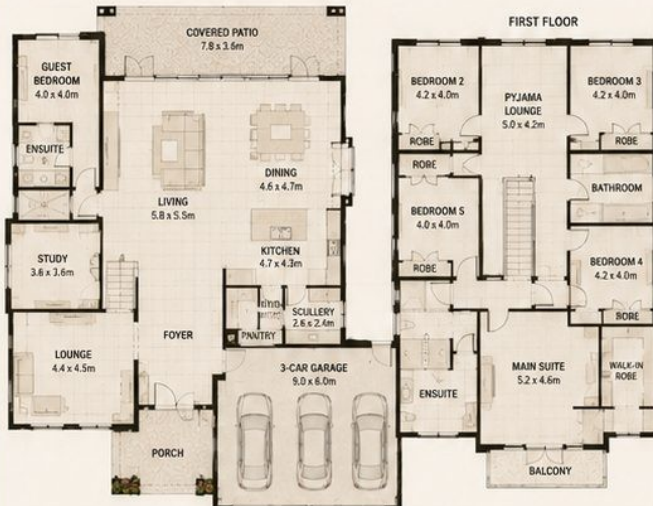
3 GARAGES



2 STOREYS

HOUSE SIZE: 400 m²

CONCEPTUAL FLOOR PLAN



SITE-FIT PLAN – 1 ACRE (4,047 m²)



KEY FEATURES

- Grand arrival porch
- Entertainment pavilion
- Upstairs pyjama lounge
- Large kitchen and pantry
- Guest cabana
- Sport-lifestyle setting

PRICING SUMMARY

COMPLETE HOME PRICE	US\$315,000
SHELL PRICE	US\$205,000
BASE STAND (1 ACRE)	US\$50,000
TOTAL HOME & LAND PACKAGE	US\$365,000

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9. ELEPHANT GRAND

6 BEDROOM HOME

1 ACRE
LIFESTYLE STAND
(4,047 m²)

6 BEDROOMS

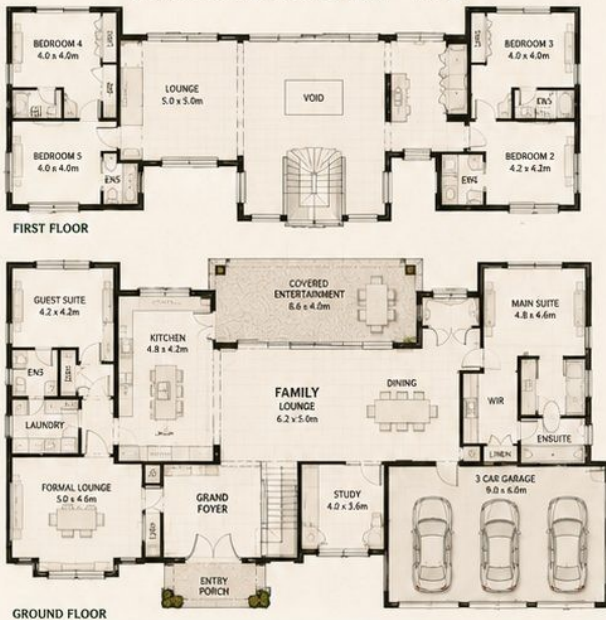
5.5 BATHROOMS

3 GARAGES

2 STOREYS

HOUSE SIZE: 460 m²

CONCEPTUAL FLOOR PLAN – 460 m²



SITE-FIT PLAN – 1 ACRE (4,047 m²)



KEY FEATURES

- Formal and family lounges
- Grand main suite with walk-in robe
- Dedicated guest pavilion with ensuite
- Expansive covered outdoor entertainment
- Large motor court with elegant driveway
- Tennis-court lifestyle on your doorstep

PRICING SUMMARY

COMPLETE HOME PRICE	US\$360,000
SHELL PRICE	US\$235,000
BASE STAND (1 ACRE)	US\$50,000
TOTAL HOME & LAND PACKAGE	US\$410,000

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10. LIONGATE ESTATE

5 BEDROOM HOME

1 ACRE
LIFESTYLE STAND
(4,047 m²)



5 BEDROOMS



4.5 BATHROOMS



3 GARAGES



1 STOREY

HOUSE SIZE: 390 m²

CONCEPTUAL FLOOR PLAN



SITE-FIT PLAN – 1 ACRE (4,047 m²)



KEY FEATURES

- Equestrian-inspired styling
- Generous covered patio for outdoor living
- Dedicated tack room with stable access
- Private swimming pool
- Spacious open-plan family living
- Paddock and dressage ring for an equestrian lifestyle

PRICING SUMMARY

COMPLETE HOME PRICE	US\$320,000
SHELL PRICE	US\$210,000
BASE STAND (1 ACRE)	US\$50,000
TOTAL HOME & LAND PACKAGE	US\$370,000



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LIFE AT COLLEN BAWN

Collen Bawn is conceived as more than a collection of houses. The estate joins secure residential living with sport, health, education, convenience, enterprise, nature and family identity.

Golf and clubhouse life 18-hole course, academy, practice, member events, dining, wellness and family programming.	Equestrian living Stables, riding instruction, dressage, show jumping, trails, care coordination, events and boutique-hotel experiences.
Sports and wellness Soccer, rugby, cricket, hockey, tennis, volleyball, basketball, netball, athletics, swimming, cycling, gym, trails and family recreation.	Education and healthcare School campus, learning support, private hospital/medical precinct, wellness and emergency coordination.
Retail and hospitality Future regional mall, restaurants, cafés, professional services, boutique hotel, events and visitor economy.	Nature and resilience Parks, lakes, open spaces, landscape buffers, water management, solar readiness, gardens and biodiversity.
Enterprise and employment Construction, property services, retail, healthcare, education, hospitality, sport, golf, equestrian, maintenance and professional services.	Community and belonging Four sports houses, family events, leadership, volunteering, estate representation and resident governance.

COLLEN BAWN HOUSE & COMPETITION IDENTITY

FOUR INTERNAL HOUSES. ONE EXTERNAL ESTATE TEAM.

GREEN HOUSE

Courage & Harmony



House kit:

- Jersey or polo
- Shorts/skort & socks
- Tracksuit & cap
- Sports bag & bottle

YELLOW HOUSE

Leadership & Vision



House kit:

- Jersey or polo
- Shorts/skort & socks
- Tracksuit & cap
- Sports bag & bottle

RED HOUSE

Passion & Determination



House kit:

- Jersey or polo
- Shorts/skort & socks
- Tracksuit & cap
- Sports bag & bottle

BLUE HOUSE

Respect & Excellence



House kit:

- Jersey or polo
- Shorts/skort & socks
- Tracksuit & cap
- Sports bag & bottle

EXTERNAL COMPETITION COLOURS

FOREST GREEN | CREAM / WHITE | GOLD ACCENT

Used when Collen Bawn teams compete outside the estate or against sister estates.



SPORTS, UNIFORMS AND ESTATE REPRESENTATION

Every household may be allocated to Green, Yellow, Red or Blue House under a balanced system that preserves family continuity and competitive fairness. Internal house competitions use the relevant house colour with cream/white and gold detailing. External estate teams use a unified Collen Bawn identity: forest green, cream/white and gold.

INDICATIVE UNIFORM PROGRAMME

Sport	Internal house kit	External Collen Bawn kit
Soccer	House jersey, shorts, socks, goalkeeper contrast kit	Forest-green/cream jersey, shorts, socks, tracksuit
Rugby	House collared jersey, shorts, socks, scrum cap	Green-and-cream estate jersey, shorts and travel wear
Cricket	Cream test kit; house-colour limited-overs kit	Cream test kit and green/gold limited-overs kit
Hockey	House polo/top, skirt or shorts, socks, goalkeeper kit	Green/cream playing kit, tracksuit and equipment bag
Tennis	House polo/dress/skort/shorts, visor or cap	Cream and forest-green performance apparel
Volleyball	House jersey, shorts, libero contrast kit, pads	Green/cream jersey, shorts and travel wear
Golf	House polos, vests, caps, towels and bags	Forest-green/cream polos, gold trim and estate crest
Equestrian	House polo, jacket trim, helmet cover, saddle pad	Forest-green show jacket/polo, cream breeches, gold trim
Athletics	House singlet, shorts, tracksuit and cap	Forest-green/cream athletics kit and travel wear
Basketball / netball	House vest, shorts/skirt and warm-up top	Green/cream performance kit and tracksuit

DEVELOPMENT PATHWAYS

- Junior introduction and fundamentals.
- Social and recreational participation.
- House competition and age-group leagues.
- Estate representative teams.
- Coaching, officiating, safeguarding and leadership development.
- Inter-estate competitions, sponsorships, media and branded events.

MOVE-IN COMPLEMENTARIES AND WELCOME BENEFITS

Complementaries are lifestyle benefits attached to the completed-home purchase experience. Exact items depend on the selected home, package tier, supplier availability, signed contract and estate policy. They are not cash, guaranteed investment returns or substitutes for separate club, school, hospital or operator agreements.

Owner and resident pack	Welcome letter, owner guide, estate rules, emergency contacts, resident directory, digital access credentials and concierge contact card.
House-allocation pack	House assignment, introductory polo/jersey entitlement, cap, sports calendar and family registration guidance.
Home-starter package	Basic move-in essentials aligned to the furnished or unfurnished route; premium options may include linen, towels, robes, toiletries or fragrance.
Golf onboarding	Club and academy orientation, introductory processing and selected starter items such as cap, towel, balls, markers or scorecard holder.
Equestrian onboarding	Safety and riding-centre orientation, introductory experience credits and selected apparel or grooming items depending on package.
Security and digital onboarding	Resident access cards, vehicle and visitor registration, staff protocols, estate app, communication and payment channels.
Design-control support	Guidance on landscaping, solar, walls, gates, pools, courts, stables, additions and approved contractors.
Family lifestyle orientation	Sports, wellness, school, healthcare, faith, volunteering, events and community participation information.

INDICATIVE PACKAGE TIERS

Tier	Typical homes	Indicative benefit emphasis
Foundation	300-500 m² home packages	Core resident, house, digital, security and family-sports onboarding.
Estate	800 m² home packages	Enhanced family uniform, golf/equestrian orientation and design-support benefits.
One-Acre Signature	One-acre lifestyle homes	Premium hospitality, golf/equestrian, estate-access and lifestyle benefits, subject to the signed model schedule.

OPTIONAL EXTRAS AND PERSONALISATION

Unless expressly included in the signed package, the following are quoted separately and may require design-control, engineering and authority approval.

Pools and courts	Pool heating, covers, lighting, pavilion, tennis/padel/basketball court surfacing, fencing, equipment and maintenance systems.
Equestrian package	Stable block, tack room, wash bay, feed store, staff facilities, paddock interface, dressage ring and operator coordination.
Solar and resilience	Solar PV, inverter, battery storage, generator integration, borehole/water storage, irrigation and energy monitoring.
Guest and staff accommodation	Guest cottage, cabana, staff quarters, service yard and enhanced back-of-house facilities.
Landscape and agro-lifestyle	Orchard, kitchen garden, greenhouse, irrigation, gazebo, water feature, productive garden and specialist landscaping.
Technology and security	Smart lighting, CCTV, access control, audiovisual, networking, automation, gate control and perimeter detection.
Interior and furniture	Loose furniture, appliances, window treatments, art, décor, fitted joinery, cinema, gym, wine storage and specialist rooms.
Mobility and leisure	Golf cart, branded cart registration, charging point, bicycle storage, trail equipment and estate-access accessories.

MONTHLY ESTATE AND CLUBHOUSE CONTRIBUTION

A separate monthly estate, security and clubhouse contribution will fund common-area security, roads, landscaping, parks, lakes, sports programming, clubhouse operations, waste systems, administration and reserve funds. The amount, escalation method, included services and arrears rules must be disclosed before contracting. Annual complementary benefits should be linked to good standing under this contribution.

YOUR BUYER JOURNEY

1. Register	Complete buyer form, KYC and US\$750 administration/onboarding fee.
2. Select	Choose stand category, home design, package route and preferred village/precinct.
3. Receive disclosures	Review approvals status, final price schedule, specifications, exclusions, estate rules and finance illustrations.
4. Sign lawful agreements	Execute sale, construction and finance documents only after the relevant approvals and professional checks.
5. Pay 20% entry	Select 12, 24 or 36 months; pay according to the amortisation schedule.
6. Secure the 80%	Cash settlement or approved mortgage/take-out finance, subject to underwriting.
7. Build and inspect	QS-certified milestones, inspections, change control, insurance and progress reporting.
8. Complete and hand over	Completion documentation, snagging, keys, utilities, resident and security onboarding.
9. Join estate life	House allocation, sports registration, club orientation and welcome benefits.
10. Protect long-term value	Observe design controls, estate rules, maintenance obligations and community standards.

BUYER DOCUMENT CHECKLIST

- Certified identity and proof of address.
- Source-of-funds and source-of-wealth information.
- Employment/income evidence or company financial records.
- Bank statements and existing debt obligations.
- Marital/property-regime information where applicable.
- Entity documents and beneficial-owner information for company/trust buyers.
- Mortgage pre-assessment or evidence of cash capacity.
- Signed acknowledgements of specifications, exclusions, estate rules and risk disclosures.

FREQUENTLY ASKED QUESTIONS

Does the US\$750 fee reserve a specific stand?

No. It creates a verified buyer file and administrative priority only. Specific property rights arise only under lawful signed documents after approvals.

When do the 20% instalments begin?

Only after the relevant approvals, confirmed price schedule and sale documents are in place.

Is 7% charged on the full property price?

No. It is applied to the 20% entry principal under the selected 12-, 24- or 36-month amortising plan.

Is the remaining 80% mortgage guaranteed?

No. It is subject to lender availability, underwriting, valuation, title/security, insurance, income and affordability.

Can I pay early?

The final agreement should permit early settlement and state any rebate, fee or notice requirement.

Are courts, pools and stables included?

Only when expressly included in the specific signed home package. Concept images do not override the contract, specification and QS schedule.

Are furnishings included?

Only where the package is expressly sold as furnished or an interior package is separately contracted.

Are complementary benefits permanent?

They are governed by estate policy, inventory, package tier and good standing; additional or replacement items may be charged.

Can I change the house design?

Changes require design-control approval, professional documentation, QS costing and any required authority approval.

Are the prices final?

No. They are indicative planning figures until the final price schedule, QS validation and signed agreement are issued.

CRITICAL DISCLOSURES AND BUYER PROTECTIONS

- Planning and development approvals: the master plan, stand yield, roads, services and amenities are conceptual until approved.
- Professional validation: all home plans, dimensions, structures, services and prices require architect, engineer and QS validation.
- Finance risk: mortgage terms and rates may differ materially from the illustrations or may be unavailable.
- Construction risk: price, programme, imported content, ground conditions, service availability and authority requirements may change.
- Operational risk: golf, equestrian, mall, hospital, school, hotel and sports facilities may be phased, independently operated or subject to separate memberships and charges.
- Legal and transaction costs: transfer, conveyancing, bond registration, valuation, insurance, taxes, lender fees and estate contributions are additional unless expressly included.
- No investment return promise: projected capital appreciation, rental income, business opportunities or employment outcomes are not guaranteed.
- Consumer clarity: the signed contract, price schedule, specification, exclusions, refund terms and cooling-off rights control the transaction.

FINANCE CALCULATION ASSUMPTIONS

Entry stage: 20% of package price; 7% nominal annual rate; monthly compounding; fully amortising equal monthly payments; terms of 12, 24 or 36 months.
Mortgage stage: 80% of package price; illustrative 12% and 15% nominal annual rates; monthly compounding; fully amortising equal monthly payments; terms of 10, 15, 20, 25 or 30 years. Figures are rounded to the nearest US dollar and may differ slightly from lender systems.

CONTACT AND ADMINISTRATION

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Conceptual buyer information only - subject to survey, approvals, QS validation, legal documentation, lender underwriting and signed contracts.